

136.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

APPRAISED:

1,062,800 / 1,062,800

USE VALUE:

1,062,800 / 1,062,800

ASSESSED:

1,062,800 / 1,062,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		HILLSDALE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TULIMIERI JOSEPH F &amp; ANN L

Owner 2:

Owner 3:

Street 1: 27 HILLSDALE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 2522 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8732		Sq. Ft.	Site		0	90.	0.78	10									613,764						613,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8732.000		449,000				613,800		1,062,800						87122	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					09/29/17	

**USER DEFINED**

Prior Id # 1:	87122
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	10:52:24
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	10/10/17
Time:	10:10:26
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	449,000	0	8,732.	613,800	1,062,800		Year end	12/23/2021
2021	101	FV	433,800	0	8,732.	613,800	1,047,600		Year End Roll	12/10/2020
2020	101	FV	434,000	0	8,732.	613,800	1,047,800	1,047,800	Year End Roll	12/18/2019
2019	101	FV	345,300	0	8,732.	647,900	993,200	993,200	Year End Roll	1/3/2019
2018	101	FV	345,300	0	8,732.	477,400	822,700	822,700	Year End Roll	12/20/2017
2017	101	FV	342,700	0	8,732.	456,900	799,600	799,600	Year End Roll	1/3/2017
2016	101	FV	342,700	0	8,732.	422,800	765,500	765,500	Year End	1/4/2016
2015	101	FV	316,600	0	8,732.	354,600	671,200	671,200	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11775-479		12/8/1969		26,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2016	431	Re-Roof	9,800				REROOF	
4/30/2008	415	Redo Kit	5,000		G9	GR FY09	gen'l upgrade - fl	

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	5 - Cape			Full Bath:	2	Rating:	Good														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:															
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																
Frame:	1 - Wood			1/2 Bath:	Rating:																
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Very Good															
Color:	YELLOW			A Kits:	Rating:																
View / Desir:				Frl:	1	Rating: Good															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>																	
Year Blt:	1930	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																	
Jurisdct:	G10	Fact: .			Floor:																
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %		Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wal:	2	- Plaster		Functional:				Interior:				1	8	4	M						
Sec Int Wall:				Economic:				Additions:													
Partition:	T	- Typical		Special:				Kitchen:													
Prim Floors:	3	- Hardwood		Override:				Baths:													
Sec Floors:				Total:	4.6 %		Plumbing:														
Bsmnt Flr:	12	- Concrete		<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:				Heating:													
Bsmnt Gar:				110.00				General:													
Electric:	3	- Typical		Size Adj.: 1.13837206				<b>COMPARABLE SALES</b>													
Insulation:	2	- Typical		Const Adj.: 0.98990101				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Adj \$ / SQ: 123.956																	
Heat Fuel:	1	- Oil		Other Features: 94250																	
Heat Type:	3	- Forced H/W		Grade Factor: 1.10																	
# Heat Sys:	1			NBHD Inf: 1.00000000																	
% Heated:	100			NBHD Mod:																	
Solar HW:	NO			LUC Factor: 1.00																	
% Com Wal				Adj Total: 470601																	
				Depreciation: 21648																	
				Depreciated Total: 448953																	
<b>MOBILE HOME</b>				Make:				Serial #:				Year:				Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 136.0-0001-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									


